

00593645/ss



IN THE SUPERIOR COURT OF WASHINGTON FOR KING COUNTY

LEA HILL OWNERS ASSOCIATION, a
Washington Non-Profit Corporation

vs.

ANDREW PHILIPS JOSEPH et al.

SHERIFF’S NOTICE TO JUDGMENT DEBTOR OF
SALE OF REAL PROPERTY

CAUSE # 22-2-14300-2 KNT

JUDGMENT RENDERED ON 02/16/2023
ORDER OF SALE ISSUED: 03/02/2023
DATE OF LEVY: 03/09/2023

TO: ANDREW PHILIPS JOSEPH and JANE OR JOHN DOE JOSEPH, JUDGMENT DEBTOR(S):

THE SUPERIOR COURT OF KING COUNTY HAS DIRECTED THE UNDERSIGNED SHERIFF OF KING COUNTY TO SELL THE PROPERTY DESCRIBED TO SATISFY A JUDGMENT IN THE ABOVE-ENTITLED ACTION. IF DEVELOPED, THE PROPERTY ADDRESS IS:

31412 106TH PL SE, #L2, AUBURN, WA 98092

UNIT 2, BUILDING L, LEA HILL (FORMERLY CARRIAGE SQUARE), A CONDOMINIUM, ACCORDING TO THE DECLARATION RECORDED UNDER RECORDING NO. 20070503001134, AND ANY AMENDMENTS THERETO, AND SURVEY MAP AND PLANS IN VOLUME 68 OF CONDOMINIUM PLATS, ON PAGES 60 THROUGH 69, INCLUSIVE, AND ANY AMENDMENTS THERETO, RECORDS OF KING COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TAX PARCEL NO. 423930-0360.

THE SALE OF THE ABOVE DESCRIBED PROPERTY IS TO TAKE PLACE:

TIME: 10:00 AM
DATE: APRIL 21, 2023
PLACE: 4TH AVENUE ENTRANCE, KING COUNTY ADMINISTRATION BUILDING, 500 FOURTH AVENUE, SEATTLE, WA 98104

THE JUDGMENT DEBTOR CAN AVOID THE SALE BY PAYING THE JUDGMENT AMOUNT OF **\$11,482.70** TOGETHER WITH INTEREST, COSTS AND FEES, BEFORE THE SALE DATE. FOR THE EXACT AMOUNT, CONTACT THE SHERIFF AT THE ADDRESS STATED BELOW:

King County Courthouse
516 Third Avenue
Room W-150
Seattle, WA 98104
(206) 263-2600

THIS PROPERTY IS SUBJECT TO:

- 1. No redemption rights after sale.
- 2. A redemption period of eight months which will expire at 4:30 p.m. on
- 3. **A redemption period of one year which will expire at 4:30 p.m. on APRIL 21, 2024.**

The judgment debtor(s) or any of them may redeem the above described property at any time up to the end of the redemption period by paying the amount bid at the Sheriff's sale, plus additional costs, taxes, assessments, certain other amounts, fees and interest. If you are interested in redeeming the property contact the undersigned sheriff at the address stated below to determine the exact amount necessary to redeem.

IMPORTANT NOTICE: IF THE JUDGMENT DEBTOR(S) DO NOT REDEEM THE PROPERTY BY 4:30 P.M. ON APRIL 21, 2024, THE END OF THE REDEMPTION PERIOD, THE PURCHASER AT THE SHERIFF'S SALE WILL BECOME THE OWNER, AND MAY EVICT THE OCCUPANT FROM THE PROPERTY UNLESS THE OCCUPANT IS A TENANT HOLDING UNDER AN UNEXPIRED LEASE. IF THE PROPERTY TO BE SOLD IS OCCUPIED AS A PRINCIPAL RESIDENCE BY THE JUDGMENT DEBTOR(S) AT THE TIME OF THE SALE, HE, SHE, THEY, OR ANY OF THEM MAY HAVE THE RIGHT TO RETAIN POSSESSION DURING THE REDEMPTION PERIOD, IF ANY, WITHOUT PAYMENT OF ANY RENT OR OCCUPANCY FEE. THE JUDGMENT DEBTOR MAY ALSO HAVE THE RIGHT TO RETAIN POSSESSION DURING ANY REDEMPTION PERIOD IF THE PROPERTY IS USED FOR FARMING OR IF THE PROPERTY IS BEING SOLD UNDER A MORTGAGE THAT SO PROVIDES.

PATRICIA COLE-TINDALL, SHERIFF
King County, Washington

BY: D. SCHMITZ
DEPUTY
KING COUNTY COURTHOUSE
516 THIRD AVENUE
ROOM W-150
SEATTLE, WA 98104
206-263-2600

ATTORNEY:
SOUND LEGAL PARTNERS, PLLC
7127 196TH ST SW
STE 202
LYNNWOOD, WA 98036
(206) 823-1040